

Executive Summary



PROPERTY SUMMARY

SALE INFORMATION

Start: Fri., 4/21/17 @ 3 PM
End: Fri., 4/28/17 @ 3 PM Visit
Motleys.Com For More
Information Or To Bid Now!

SALE PRICE:

Subject To Offer

LOT SIZE:

150 ± AC

HOUSE SIZE:

1,800 ± SF

APN/TAX ID #:

17-26 & 17-29

PROPERTY OVERVIEW

SVN/Motleys is proud to make available this 150 ± AC farm located at 597 Lovell Rd., Pilot, VA 24138. The farm is located on two separate, adjoining parcels of land in Floyd County, VA, with Parcel 1 [17-29] consisting of 84 ± acres of land and Parcel 2 [17-26] consisting of 61.796 ± acres of land. The property also consists of a 1,800 ± square foot, four [4] bedroom, one-and-a-half [1.5] bathroom home, two [2] barns, two [2] ponds, three [3] spring-fed creeks, as well as well and septic running to the property.

The farm is located between I-81 and U.S. Route 221 and the property is located approximately 11 ± miles from Christiansburg, VA, 20 ± miles from Blacksburg, VA, and 40 ± miles from Roanoke, VA.

Opening Bid is \$200,000!

Showings by Appointment Only | Call [804] 655-2412 to Schedule Showings

Property Tour Starts Promptly at 3 PM on Thursday, April 21, 2017

Visit www.motleys.com for More Information or to Bid Now!

PROPERTY HIGHLIGHTS

- 150 ± AC Farm
- 2 Adjoining Parcels: Parcel 1 [17-29]; Parcel 2 [17-26]
- 1,800 ± SF Home
- 4 Bedrooms, 1.5 Bathrooms
- 2 Barns
- 2 Ponds
- 3 Spring-Fed Creeks
- Well & Septic to Site

Aerial Map

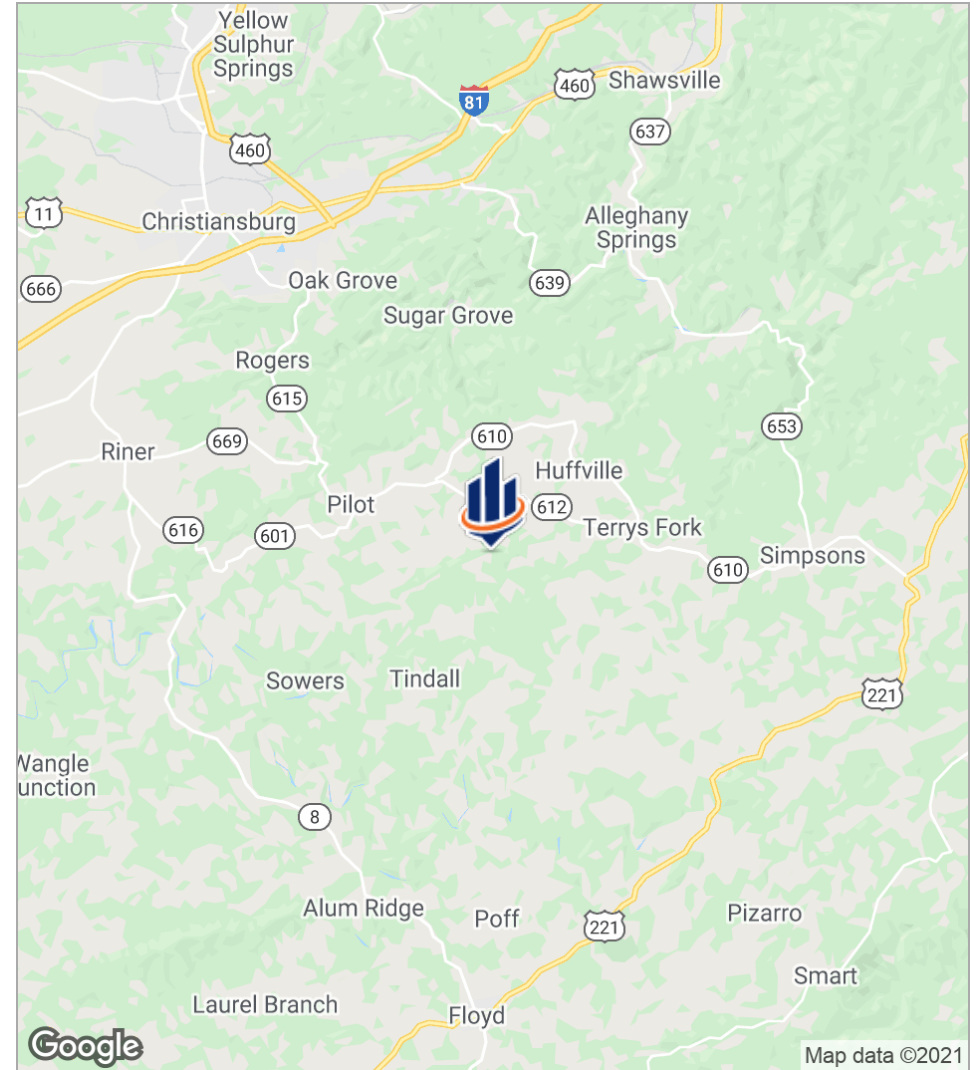
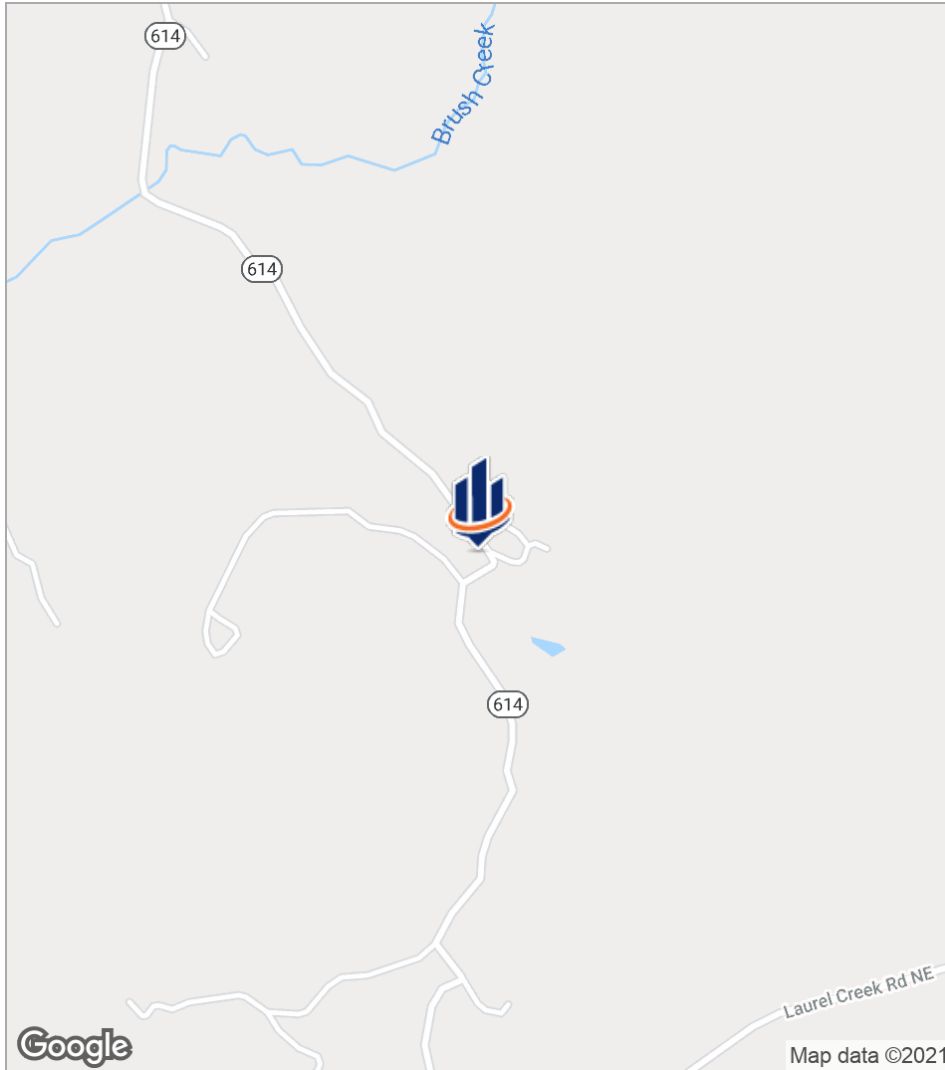


150 ± AC FARM - 1,800 ± SF HOME | 597 LOVELL RD PILOT, VA 24138

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Location Maps

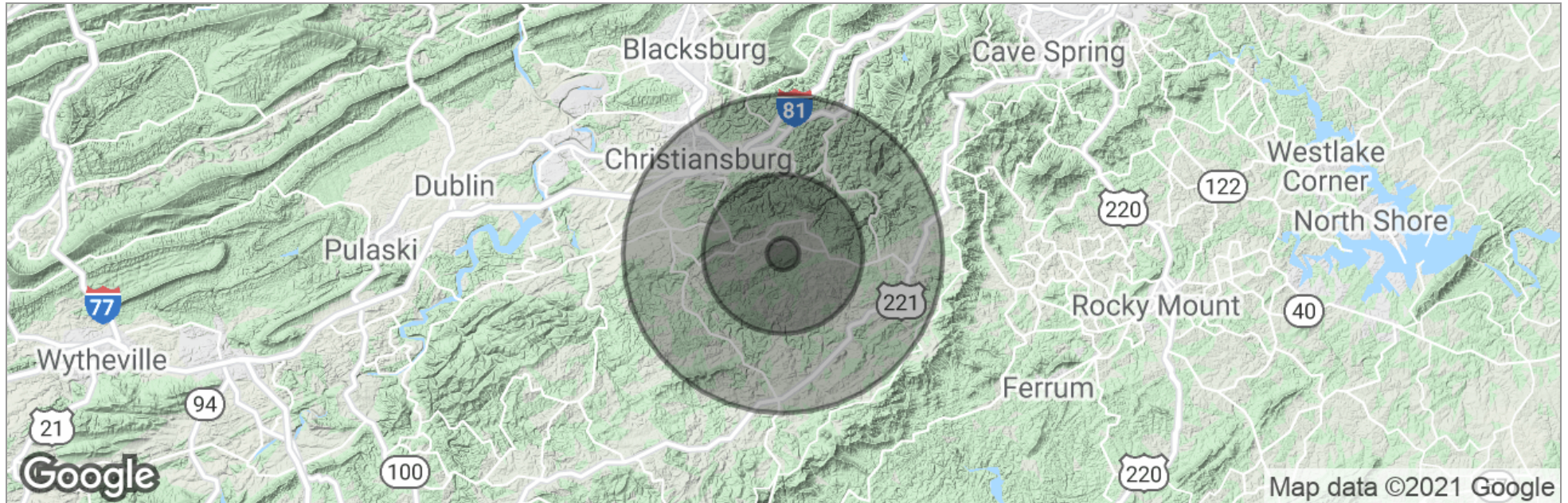


150 ± AC FARM - 1,800 ± SF HOME | 597 LOVELL RD PILOT, VA 24138

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Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	129	3,410	29,018
Population Density	41	43	92
Median Age	43.6	40.8	38.2
Median Age [Male]	41.8	39.0	36.6
Median Age [Female]	44.3	41.7	39.3
Total Households	53	1,371	12,257
# of Persons Per HH	2.4	2.5	2.4
Average HH Income	\$47,747	\$49,386	\$52,315
Average House Value	\$182,349	\$180,459	\$186,687

* Demographic data derived from 2010 US Census

Demographics Report

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Median age	43.6	40.8	38.2
Median age (male)	41.8	39.0	36.6
Median age (female)	44.3	41.7	39.3

* Demographic data derived from 2010 US Census

Additional Photos



150 ± AC FARM - 1,800 ± SF HOME | 597 LOVELL RD PILOT, VA 24138

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Additional Photos



150 ± AC FARM - 1,800 ± SF HOME | 597 LOVELL RD PILOT, VA 24138

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Additional Photos



150 ± AC FARM - 1,800 ± SF HOME | 597 LOVELL RD PILOT, VA 24138

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Additional Photos



150 ± AC FARM - 1,800 ± SF HOME | 597 LOVELL RD PILOT, VA 24138

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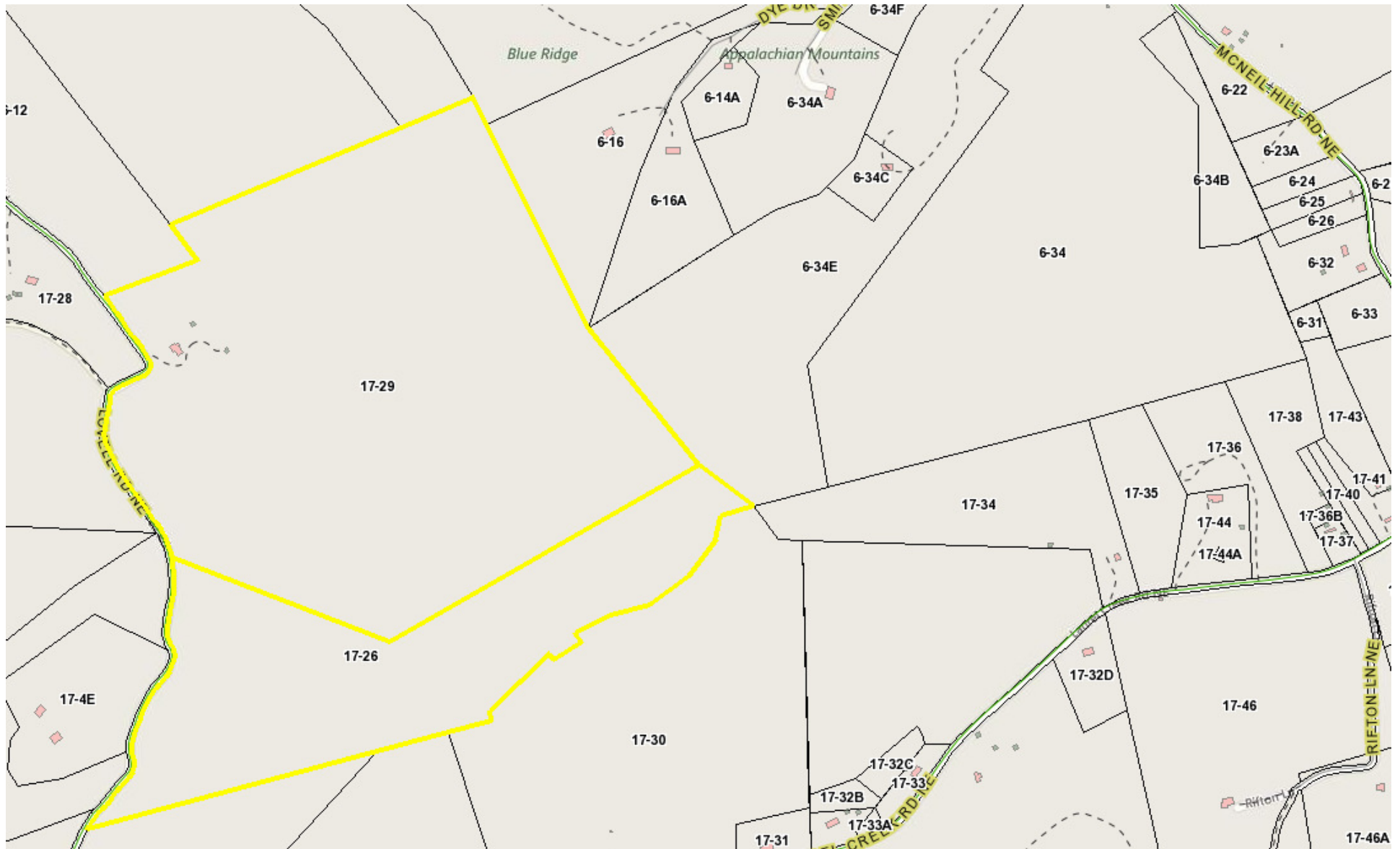
Additional Photos



150 ± AC FARM - 1,800 ± SF HOME | 597 LOVELL RD PILOT, VA 24138

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140000131

Property Address: 597 LOVELL ROAD PILOT, VA 24138
Mailing Address: 1108 E. MAIN ST., STE 600, RICHMOND, VA 23291
Prepared By: J. WARREN TOMLIN (VSB#28581)
TOMLIN LAW PLLC
6052 PROVIDENCE RD. STE 203
VIRGINIA BEACH, VA 23464
Title Insurance: NONE ISSUED
PARCEL ID #: 17-26 & 17-29

THIS DEED IS EXEMPT FROM TAXATION PURSUANT TO §58.1-811(A)(10) OF THE 1950 CODE OF VIRGINIA, AS AMENDED

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION

DEED

THIS DEED, made this 31st day of DECEMBER, 2013, by and between, **GUY CAMERON CROWGEY** and **NANCY JONES CROWGEY**, Grantors, and **SHADOW VIEW FARM, LLC**, a Virginia limited liability company, Grantee.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey with **GENERAL WARRANTY** and **MODERN ENGLISH COVENANTS OF TITLE**, in fee simple, unto **SHADOW VIEW FARM, LLC**, Grantee, the following described property, to-wit:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

PG0048 JAN 28 11

Mailed 1-28-14 Guy C. Crowgey, J.D. Esq.
1108 E. Main Street, Suite 600
Richmond, VA 23219

PG0049 JAN 28 11

This conveyance is made expressly subject to the conditions, easements, restrictions and reservations of record, if any, affecting the aforesaid property and constituting constructive notice; but there is no intention by this reference to reimpose or to extend any of the same.

WITNESS the following signatures and seals:

Guy C. Crowgey (SEAL)
GUY CAMERON CROWGEY

Nancy Jones Crowgey (SEAL)
NANCY JONES CROWGEY

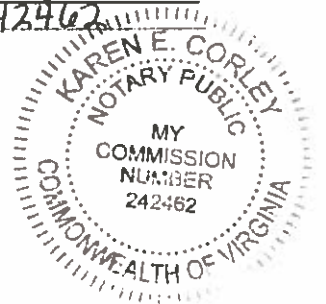
COMMONWEALTH OF VIRGINIA, at large
CITY/COUNTY OF Richmond, to-wit:

The foregoing instrument was acknowledged before me this 31st day of
DECEMBER, 2013, GUY CAMERON CROWGEY.

Karen E. Corley Bradley
Notary Public # 242462

My commission expires:
4/30/2016

Commissioned as
Karen E. Corley



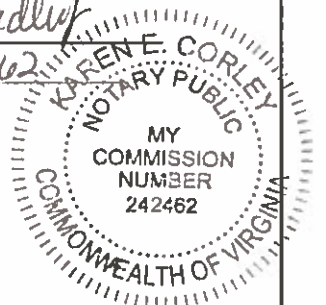
COMMONWEALTH OF VIRGINIA, at large
CITY/COUNTY OF Richmond, to-wit:

The foregoing instrument was acknowledged before me this 31st day of
DECEMBER, 2013, NANCY JONES CROWGEY.

Karen E. Corley Bradley
Notary Public # 242462

My commission expires:
4/30/2016

Commissioned as
Karen E. Corley



SCHEDULE "A"

TRACT 1

CONTAINING 84 acres, more or less, lying and being on the waters of Brush Creek and the waters of Little River, lying on the east side of the road leading from J. L B. Anderson to Lew Lawrence Farm, and being that part of the following three certain tracts or parcels of land that lie on the east side of said road:

TRACT NO. 1: That certain tract or parcel of land, containing 80 acres, more or less, that was conveyed to W. M Bugg, by deed from Lewis Weaver and wife, dated March 1, 1879, or record in the Clerk's Office of the Circuit Court of Floyd County, Virginia, in Deed Book Q, at page 100.

TRACT NO. 2: That certain tract or parcel of land, containing 1 $\frac{3}{4}$ acre, more or less, that was conveyed to W. M. Bugg, by deed from G. M. D. Hall, et al, dated December 6, 1895, of record in the aforesaid Clerk's Office in Deed Book Y, at page 152.

TRACT NO. 3: That certain tract or parcel of land, containing 8 acres, 33 poles, more or less, that was conveyed to Mary J. Bugg, by deed from S. F. Lawrence and wife, dated September 24, 1896, of record in the aforesaid Clerk's Office in Deed Book Y, at page 151; and

BEING the same property conveyed to Junius E. Crowgey and Mary B. Crowgey, husband and wife, by deed dated April 15, 1966, and recorded in the Clerk's Office of the Circuit Court of Floyd County, Virginia, in Deed Book 91, page 655, said Mary B. Crowgey having died testate on August 13, 1989, thereby vesting fee simple title in Junius E. Crowgey, and

BEING the same property conveyed by Deed of Gift from Junius E. Crowgey to Guy Cameron Crowgey, Trustee under a certain Irrevocable Trust Agreement # 1, dated December 31, 1992, and recorded in the Clerk's Office of the Circuit Court of Floyd County, Virginia, Instrument #960001950, at Page 0007.

AND

SCHEDULE "A"

(continued)

TRACT 2

Tract No. 7, containing 61.796 Acres, as shown on a plat of survey entitled "Carl N. McNeil, F. Earl Frith 530.219 Acres, Little River Magisterial District Route 1, Pilot, VA, Floyd County," prepared by David B. Scott, C.L.S., dated 27 December 1971, which plat is of record in the Office of the Clerk of the Circuit court of Floyd County, Virginia in Plat Book 1, page 79.

BEING the same property conveyed to Junius E. Crowgey, married, by deed dated April 26, 1984, recorded in the Clerk's Office of the Circuit Court of Floyd County, Virginia, in Deed Book 145, page 114.

BEING the same property conveyed to Guy Cameron Crowgey, Trustee under a certain Irrevocable Trust Agreement #1, dated December 31, 1992, and recorded in the Clerk's Office of the Circuit Court of Floyd County, Virginia, Instrument #960001950, at Page 0007.

AND FURTHER BEING the same property conveyed to the Grantors herein by deed dated November 8, 2013, from James Reed Blincoe Crowgey and Junius E. Crowgey, Jr., Joint Trustees of the Junius E. Crowgey Irrevocable Trust Agreement #1 dated December 31, 1992, recorded in the aforesaid Clerk's Office on November 21, 2013, as Instrument #130002079.

VIRGINIA: In the Clerk's Office of the Circuit Court of Floyd County

January 27, 2014, at *1:29 P* M
This instrument received in office, and with certificate thereto attached
admitted to record. The tax imposed by Section 58.1-502 of the code in
the amount of \$ _____ has been paid.

Tested *WENDELL G. PETERS*, Clerk

Don Lusher D.C.

PG0051 JAN28-

Advisor Bio & Contact 1

Tim Dudley, CAI, AARE

Senior Advisor

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Tim Dudley, a licensed auctioneer for more than 30 years and Vice President of Sperry Van Ness/Motleys, is experienced in the sale and valuation of commercial and residential real estate. Some of the properties that Mr. Dudley has auctioned include office buildings, manufacturing facilities, shopping centers, single and multi-family properties, resort properties, timberland and agricultural tracts, and more. He has worked with many regional and national banks and corporate clients and has conducted auctions in more than eleven states. Mr. Dudley has also provided expert witness testimony in several jurisdictions of the U.S. Bankruptcy Court.

Mr. Dudley is a former director and past president of the Virginia Auctioneers Association [VAA] and is also a Virginia State Champion Auctioneer and in the VAA Hall of Fame [2014]. He is a graduate of the Certified Auctioneers Institute [CAI] and holds the Accredited Auctioneer of Real Estate [AARE] designation. Prior to joining Sperry Van Ness/Motleys, he was a principal in the Tim Dudley auction firms of Fox & Associates and the Dudley Auction Group.

Mr. Dudley has received a Sperry Van Ness Partners Circle Award in 2013, 2014, and 2015. An award given for the top 30 producing Advisors in Sperry Van Ness National Network. Mr. Dudley is also a founding of Sperry Van Ness Auction Services. Mr. Dudley has been awarded a 2015 CoStar Power Broker award for being a top broker in the Richmond market.

Memberships & Affiliations

Certified Auctioneers Institute
Accredited Auctioneer of Real Estate
Virginia Auctioneers Association
National Auctioneers Association
Richmond Association of Realtors
Turnaround Management Association

VA #0225104717

Phone: 804.822.3131

Fax: 804.232.3301

Cell: 757.288.1854

Email: tdudley@svn.com

Address: 3600 Deepwater Terminal Rd.
Suite 200
Richmond, VA 23234

Disclaimer

Disclaimer | Confidentiality

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of SVN or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to SVN.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by SVN with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations

and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.